OWNER: REMOD PROPERTIES LLC, 200 WITMER ROAD, SUITE 200 HORSHAM, PENNSYLVANA 19044 1-215-938-7300

183.345 ACRES (LOTS 1, 2, 3, 4, 5, 8, OPEN SPACE PARCEL A ADD PUBLIC STREET ROHT—OF—RANS) 51.50 ACRES (PART OF LOT 1, LOTS 2, 4 & 6 PAITS 62/23 AND 82/65) 7.77 ACRES (PART OF LOT 1 AND LOT 3 — PLAT 62/23) TOTAL PROPERTY: EXISTING PHASE 1 PUD

PHASE 2A PUD (PROPOSED) TOTAL AMENDED PUD ACREAGE:

PUD REQUIREMENTS PER ARTICLE VIII EASTON ZONING ORDINANCE (APPLICABLE SECTIONS ADDRESSED HEREIN):

SECTION 801. G. DEVELOPMENT STANDARDS:

(1) THE VARIOUS PROPERTIES COMPRISING THE PHASE 2A PUD ARE UNDER ONE OWNER, REMCO PROPERTIES, LLC.

- PROPERTIES, LLC.
 (2) THE STE IS SUITABLY CONFIGURED FOR THE PROPOSED DEVELOPMENT.
 (3) FURLIC WATER AND SEWER HAVE BEEN EXTENDED TO PHASE 2A DEVELOPMENT AREAS VS-À-VS-WORK UNDER PHASE 1.
- MURK UNDER PHASE 1.

 (4) SCHIPCANT ON-SITE AND REGIONAL TRANSPORTATION IMPROVEMENTS ARE COMPLETED AND PROVIDE ENANCED INGRESS/EGRESS TO THE PHASE 2 DEVELOPMENT AREAS.

 (5) THE DEVELOPER PLANS TO COMMENCE PHASE 2 CONSTRUCTION WITHIN A YEAR AFTER FINAL SITE PLAN APPROVIL.

- IN APPROVIL.
 THE PROPOSED PUD SITE IS LARGER THAN 5 ACRES.
 COUNDI OPEN SEACE COMPRISES MORE THAN 30X OF THIS PUD.
 THE SETBACKS, LOT SZES, LOT COVERAGE, BULLIAND HECHTS AND YARD REQUIREMENTS SHOWN OR
 LED HERBEN ARE INTERIORED TO BE APPROVILE WITH THE PUD ZONNIG APPROVIL
 PHASE 2 OFT-STREET PARKING IS PROVIDED AS SHOWN HERBEN AND IS CONSISTENT WITH

SECTION 801. H. 1. SKETCH PLAN REQUIREMENTS AND DATA:

- (1a.) PROPOSED DEVELOPMENT LAYOUT- PROVIDED AS SHOWN HEREON
- (1b.) NO SPECIFIC RESERVATION OF OPEN SPACE PROPOSED, OPEN SPACE AREAS, BOTH NATURAL AREAS AND PEDESTRIAN SPACES TO REMAIN UNDER OWNERSHIP AND MANAGEMENT OF DEVELOPER.
- (1c.) THE PLAN SHOWS THE PROPOSED LAND USES WITH PARKING AREAS DEFINED.
- (1f.) AMENDED PUD -OVERALL LAND USE AREA BREAKDOWN

LAND USE TYPE (PUD)	TOTAL GFA (SF)	FOOTPRINT (SF)	FOOTPRINT (
RETAIL- PHASE 1 PUD-	203,878 SF	203,878	7.9%
PHASE 2 PUD-	40,000 SF	40,000	1.6%
OFFICE- PHASE 1 PUD-2ND FLOOR, "F,G & I"	38,157 SF	0	
FOOD SERVICE- PHASE 1 PUD- "C,D,E & J"	24,901 SF	24,901	0.9%
BANK- PHASE 1 PUD-	3,561 SF	3,561	0.1%
SUB-TOTAL STRUCTURES	310,497 SF	272,340	10.5%
PUBLIC STREET R/W'S WITHIN PUD-		2.05 AC.	3.5%
PARKING, INTERNAL SWM FEATURES, ACCESSES,			
CMC AREA AND INTERNAL GREEN SPACES-		27.12 AC.	45.8%
COMMON OPEN SPACE-		23.83 AC.	40.2%

PHASE 2 PUD PARKING REQUIRED/PROVIDED:

- RETAIL-4 SP./1000 SF-GFA = 160 SP. REQUIRED; 160+ OR 4.0 SP./1000 SF GFA PROVIDED.
- (1h.) PRELIMINARY BUILDING ELEVATIONS PROVIDED IN ARCHITECTURAL THEME BOOK ATTACHED HEREWITH.
- (1).) FOREST STAND DELINEATION PREVIOUSLY COMPLETED FOR OVERALL PROPERTY; FOREST CONSERVATION AREA INCLUDED WITHIN 58.309 ACRES FOREST/PABITAT AREA.
- (1.k) PROPOSED PUD METES AND BOUNDS SHOWN HEREON

PHASE 2A PUD LANDSCAPE REQUIREMENTS

GENERAL MINIMUM LANDSCAPE REQUIREMENTS (SECTION 1015.6.E) LANDSCAPE DETAILS AND SPECIFIC COMPLIANCE WITH ORDINANCE TO BE PROVIDED WITH SITE PLAN PER DEVELOPMENT PHASE.

OVERALL MINIMUM TREES REQUIRED— 1 TREE PER 2500 SQ FT OF DISTURBED AREA (COMMERCIAL) = 4.95 AC. = 215,622 SF + 2500 = 86 TREES, TOTAL OF 86 TREES REQUIRED ACROSS SITE

INTERIOR PARKING LOT TREES- 1 TREE PER 7.5 SPACES (COMMERCIAL) = 24 TREES REQUIRED-LOCATED IN ISLANOS AND BIO-RETENTION AREAS.

2c. PARKING LOT HEDGE, OR EQUAL SCREENING REQUIRED ALONG ALL STREETS WHERE PARKING ABUTS STREET.

2d.1.— 1 TREE PER 50' OF BUILDING FRONTAGE— TREES PROVIDED IN CLOSE PROXIMITY TO BUILDING FRONTAGES IN FOUNDATION PLANTERS AND PARKING ISLANDS.

2.d.R. -LANDSCAPE BEDS THAT ADJOIN BUILDINGS FOR NO LESS THAN 25% OF ENTRANCE FAÇADE AREA- TO PROVIDED WITH FOUNDATION PLANTER AREAS.

2.e. -SERVICE AREAS- THESE AREAS ARE LOCATED AT REAR OF BUILDING WASS AND LOT.

2.f. OVERALL SHRUB LANDSCAPE PLANTINGS- PROVIDED THROUGHOUT SITE IN PARKING AREAS AND STREET BUFFERING OF PARKING FIELDS.

2.9. BUFFERVARDS—— BUFFERVARD "D", 15" WIDTH REQUIRED ALOND MANLDORD AVOIDE EXTENDED AND COMMERCE DRIVE. BASE REQUIREMENT OF (1 CANOPY TREE, 1 EVENORED/JUNDERSTORY TREE AND 5 SHRUBS PER 50" OF FRONTAGE).

CANOPY TREES— MINIMUM 2" CALIPER AT INSTALLATION, ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: VAROUS CAUS, PLANE TREES, HONEY LOCUST, ZELXOVA, HYBRO ELM, RIVER BIRCH AND MAPLES IN PLANTING AREAS WITH ROOM FOR ROOT SPEZIO.

EVERGREEN TREES - MINIMUM 7' HEIGHT AT INSTALLATION, ACCEPTABLE SPECIES INCLIDE, BUT ARE NOT LIMITED TO: LOBLOULY PINE, WHITE PINE ON BERNES OR WHERE SOLIS ARE OTHERWISE SUTURILE AND WELL DRIVED, CHYTOMERY, ARBORNITE, HOLLES, MANDOLA, JUNEENS AND RED CEDUR.

UNDERSTORY TREES— MINMUN 7' HEGHT AT INSTALLATION, ACCEPTUBLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: RED BUD, DOCHOOD, CREPE WIRTLE, CEDARS, PARES, HOLLES, VIURNAM, WAX MIRTLE, BAY ECRRY, SHID BUSH, CHERRY, CAUB APPLE, SWALER WIPLES, SWEET BAY WIGNOUL, OTHER SMALLER FLOWERING MIGNOULIS AND SELECT, IMPROVED PEAR SPECIES ON A LIMITED BASIS.

SHRUBS - MINIMUM 18" HEIGHT OR SPREAD AT INSTALLATION, ACCEPTABLE SPECIES INCLIDE, BUT ARE NOT LIMITED TO: JUMPERS, HOLLIES, ASELIA, ROSES, ELIONYMUS, SPREA, YENS, BOXINGOO, RHOCOCOENDRON, COCKNOOD, BEAUTY BERRY AND OTHER PLANTS COMMONLY GROWN IN THIS REGION AND NOT OTHERWISE CONSIDERED INVASIVE SPECIES.

SEE ATTACHED STORWHATER MANAGEMENT CONCEPT PLAN.

SITE LIGHTING AND PARKING LIGHTING SHULL MATCH EXISTING PHASE 1, SHARP-CUT-OFF FIXTURES AND HIGHERS, COLONAL LIGHTING EXISTS ALONG COMMERCE GRAYE AND MALBORD AND ME EXTENDED FRONTIGES AND ION ACRONIONAL STREET LIGHTING PLANNED, BUILDING FIXTURES WILL ILLUMINATE ENTRANCE SIDEWALKS. PARKING AREA LIGHTS UP TO 24' HEIGHT.

(2) PLANNING COMMISSION REVIEW OF COMPREHENSIVE PLAN CONSISTENCY: SUPPORTING INFORMATION AND JUSTIFICATION TO BE PRESENTED AT PLANNING COMMISSION HEARING.

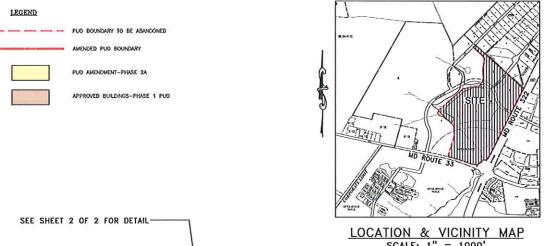
PRINCIPLE #2- MATURAL FEATURES SHOULD DETERMINE DESIGN- NATURAL FEATURES ON THIS SITE ARE PROTECTED AND UTILIZED AS RINAL OUTFALL POINTS FOR THE SITE DRAINGE AND STORMMATER MANAGEMENT (SMM) SYSTEMS ON-SITE. THE LOCATION OF NATURAL FEATURES/ORANAGE WAYS PROUPTS ASTE LAYOUT LOCATING THE BUILDING BACK AND HIGH WITH THE PARKING LOWER AND BETWEEN BUILDING AND DRAINAGE

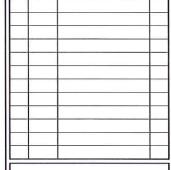
PRINCIPLE #4- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS- OPEN SPACE AND GREEN SPACE ARE INTEGRATED THROUGH-OUT THE SITE PLAN.

PRINCIPLE #5- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT- THE PROPOSED BUILDING WILL CONTINUE THE ARCHITECTURAL PALETTE APPROVED WITH PHASE 1 WATERSIDE VILLAGE PUD AND COMPLEMENTS EASTON'S HISTORICAL ARCHITECTURE CHARACTER FOR BUILDINGS OF THIS TYPE.

PRINCIPLE #8- SIGNS SHOULD INFORM BUT NOT DOMINATE- A MONUMENT SIGN AND OTHER PERMITTED BUILDING SIGNAGE IS PROPOSED.

PRINCIPLE #9- NEIGHBORHOODS SHOULD CONNECT- WATERSIDE VILLAGE CONNECTS TO BROOKS DRIVE & COMMERCE DRIVE, IT EXTENDS MAKEDORO AVENUE WEST TO MD RT 33; AND CONNECTS EASTON VILLAGE TO MAKEDORO AVENUE AND POINTS EAST.





No. DATE

Lane Engineering, LLC

Civil Engineers • Land Planning • Land Surveyor E-mail: mol @ leinc.com 117 Boy St. Entire, NO 21601 (410) 822-8003 15 Washington St. Cambridge, NO 21613 (410) 221-0818 354 Parcaphonia Arx. Cambridge, NO 21817 (410) 728-2285



PHASE 2A OVERALL SITE PLAN

> WATERSIDE VILLAGE PUD AMENDMENT

IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 34 GRID 20 PARCEL 20

PC PCHEW

15.18.15

SHEET No. DATE: 12/10/12 JOB No. 060312 AS NOTED FILE No. 9246

